

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
February 16, 2018**

The Connecticut Real Estate Commission convened on Friday, February 16, 2018 at 10:00 a.m. in Hearing Room J, 450 Columbus Boulevard, Hartford, CT 06103

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2nd District)
Amy Bergquist (Broker – 1st District)
Lana K. Ogrodnik (Broker – 5th District)
Linda C. Burnham (Salesperson – 2nd District)
Morag L. Vance (Public Member – 4th District)

Commissioners Absent: Peter L. Gray (Salesperson – 4th District)
Theodore F. Ells, Esq. (Public Member- 3rd District)

Commission Vacancy: Public Member (1)

Attorney General's Office: None

DCP Staff Present: William Zenga Julianne Avallone
Kelly Harvey Paulette Annon
Robin Washbond

Public Present: Nicki Dakis
Beth Mecteau
Lucy Michaud
Douglas Woods Jr.

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Vance, Commissioner Bergquist 2nd, and the motion carried to approve the minutes of the December 6, 2017 Connecticut Real Estate Commission meeting. Commissioner Ogrodnik abstained due to her absence from the December 6, 2017 meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

LEGAL

**Case #2018-10 - Formal Hearing held today in the matter of Douglas Woods, Jr., Respondent.
Douglas Woods Jr. (REB.0790518)
Douglas Allen Real Estate, LLC (REB.0790624)**

Sec. 20-320 Suspension or revocation of licenses. Fines. The Commission may temporarily suspend or permanently revoke any license issued under the provision of this chapter and, in addition to or in lieu of such suspension or revocation, may, in its discretion, impose a fine of not more than two thousand dollars at any time when, after proceedings as provided in Section 20-321, the Commission finds that the licensee has by false or fraudulent misrepresentation obtained a license or that the licensee is guilty of any of the following: (1) making any material misrepresentation; (8) conviction in a court of competent jurisdiction of forgery, embezzlement, obtaining money under false pretenses, larceny, extortion, conspiracy to defraud, or other like offense or offenses, provided suspension or revocation under this subdivision shall be subject to the provision of Section 46a-80; (11) any act or conduct which constitutes dishonest, fraudulent or improper dealings.

Sec. 20-323 Revocation of license upon conviction of crime. Any licensee under this chapter who is convicted of a violation of any of the offenses enumerated in subdivision (8) of Section 20-320 shall incur a forfeiture of his license and all moneys that may have been paid for such license. The Commission, upon receipt of a copy of the judgement of conviction, shall, not later than ten days after such receipt, notify the licensee, in writing, of the revocation of his license. Such notice shall be conclusive of the revocation of such license.

The Commission heard testimony from Attorney Paulette Annon (DCP) and Douglas Woods Jr., (Respondent) and reviewed the following exhibits:

- Record 1: Complaint & conviction records
- Record 2: Letter seeking response
- Record 3: Respondent's response
- Record 4: Police reports
- Record 5: Certified copy of judgement of conviction
- Record 6: Court denial of accelerated rehabilitation
- Record 7: Notice to respondent of revocation
- Record 8: Licensing screen for Douglas A. Woods Jr.
- Record 9: CT Real Estate Law and Regulations, relevant sections

It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the motion carried unanimously to move into executive session at 11:10 A.M.

It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the motion carried unanimously to move out of executive session at 11:19 A.M.

The Commission rendered a decision based on the testimony that had been presented to them today. Acting Chairman Castonguay stated the Commission's decision to revoke the broker licenses of Douglas A. Woods Jr.

NEW BUSINESS

Nicki Dakis Gallagher – Seeking waiver of 60-Hour Real Estate Principles and Practices Course.

It was moved by Commissioner Vance, Commissioner Bergquist 2nd, and the motion carried unanimously to waive the 60-Hour Principles and Practices course.

2018-2020 Mandatory CE Course Review/Approval

It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the motion carried unanimously to approve the 2018-2020 Mandatory Continuing Education Course as two 3-hour courses, titled *Agency Law Review and Fair Housing 1*, and *Agency Law Review and Fair Housing 2*.

LEGISLATIVE UPDATES

2017 Public Act 169 – An Act Concerning Disclosures by Real Estate Brokers and Real Estate Salespersons in Commercial Transactions and Notices of Commission Rights

The Commission reviewed the document 2017 Public Act 169.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURNMENT

Acting Chairman Castonguay adjourned the meeting at 11:58 A.M.

Respectfully Submitted,

Robin Washbond
Commission Secretary

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860)706-1202.

Department of Consumer Protection Website: www.ct.gov/dcp
Division E-Mail: DCP.OccupationalProfessional@ct.gov

The next meeting of this Commission is scheduled for Wednesday, April 4, 2018 at 10:00 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103